

MAP REFERENCE:

- 1) SECTION ONE FARMINGTON ESTATES INC. PROPERTY OF SEYMOUR SARD, FARMINGTON, CONN. DECEMBER 22, 1958 SCALE: 1"=50' GEORGE R. JENKINSON, C.E.
- 2) SECTION TWO FARMINGTON ESTATES INC. PROPERTY OF SEYMOUR SARD, FARMINGTON, CONN. FEBRUARY 4, 1959 SCALE: 1"=50' GEORGE R. JENKINSON, C.E.
- 3) SURVEY PREPARED FOR STEVEN J. SOBLEMAN, #1189 PROSPECT AVENUE WEST HARTFORD, CONNECTICUT SCALE 1"=20' JUNE 25, 2003 FLYNN & CYR LAND SURVEYING, LLC.

SURVEY NOTES:

- 1) ELEVATIONS BASED ON WEST HARTFORD DATUM STATION 135.
- 2) ALL EXCESS MATERIALS NOT USED IN CONSTRUCTION OF THE POOL, WILL BE REMOVED FROM THE SITE.

EROSION AND SEDIMENT CONTROL MEASURES

ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".

THE FOLLOWING PLAN MAY BE REVISED BY TOWN PERSONNEL AS FIELD CONDITIONS MAY WARRANT.

THE PERSON RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN IS JOE SCANNELL @ 860-922-3068

DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.

THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN THE ORDER SHOWN BELOW:

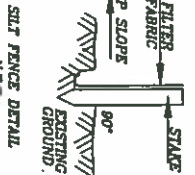
INSTALL HAY BALES OR SILT FENCE ALONG EDGES OF CLEARING.

PRIOR TO ANY DISTURBANCE OF SOILS ON SITE.

BUILDING FOUNDATION AND CONSTRUCTION MAY BEGIN. ALL DISTURBED AREAS SHALL BE KEPT TO A MINIMUM. ALL EXCESS MATERIAL SHALL BE TRUCKED OFF SITE.

INSTALL SANITARY SYSTEM AND OTHER UTILITIES WORKING UPGRADE.

AFTER CONSTRUCTION IS COMPLETED AND GENERAL GRADING HAS BEEN DONE, HAY BALES AND SILT FENCES MAY BE REMOVED ONLY WHEN APPROVED AND DIRECTED BY TOWN OFFICIALS. ALL SILT AND SEDIMENT REACHING DOWNSTREAM AREAS SHALL BE REMOVED BY THE CONTRACTOR AT HIS EXPENSE.



SILT FENCE DETAIL
N.T.S.

CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH IN THESE STANDARDS.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR JOE SCANNELL, TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS, USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Joe Scannell
JOE SCANNELL, C.T.L.S. #8792

PETER D. FLYNN, C.T.L.S. #70110

NOT VALID UNLESS ORIGINAL SIGNATURE LIVE STAMP & RAISED SEAL ARE AFFIXED

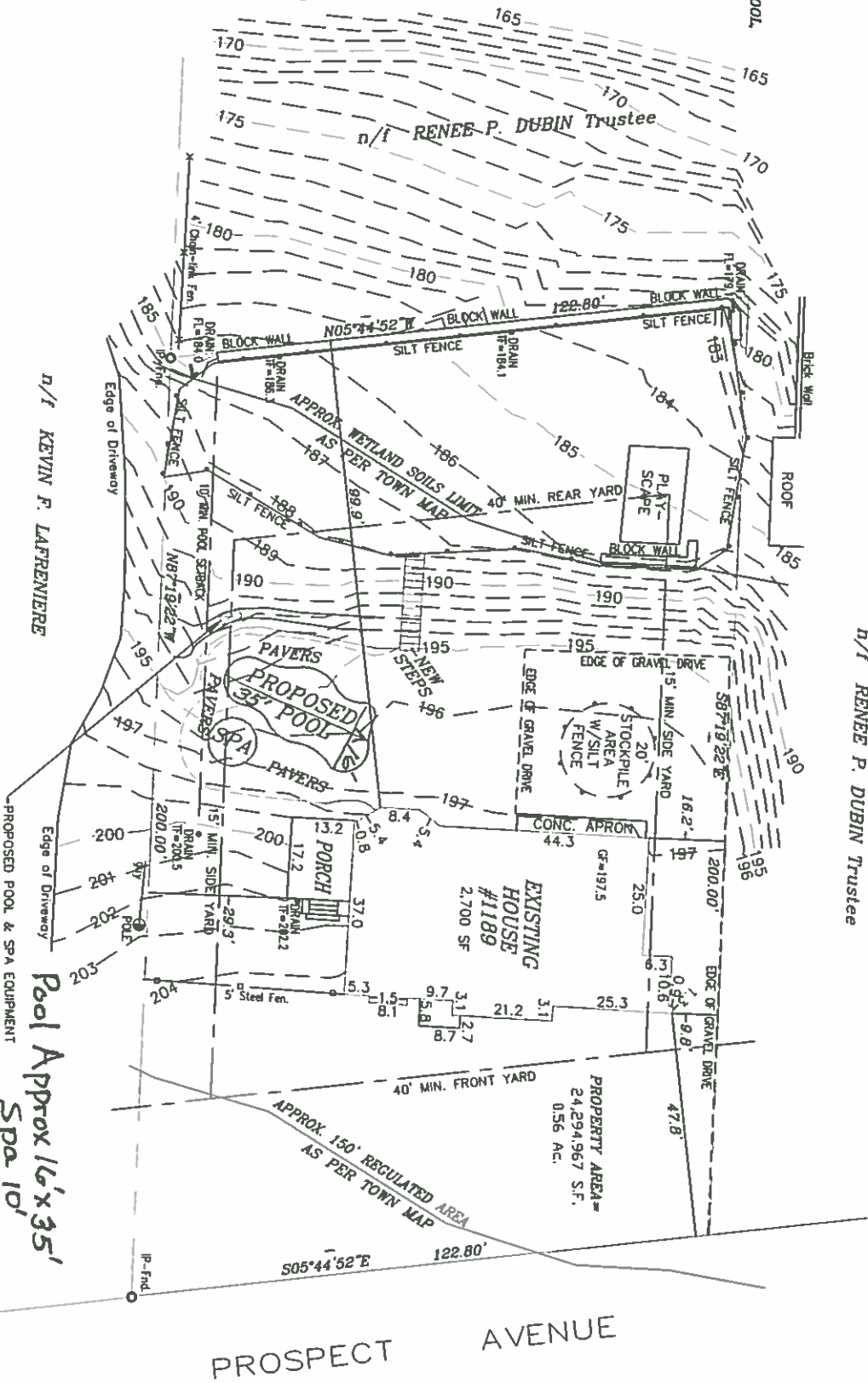
FLYNN & CYR LAND SURVEYING, LLC

1804 FARMINGTON AVE. 06033-6807
BLOOMINGTON, CONNECTICUT 06033



n/i KEVIN F. LAFFRENIERE

Pool Approx 16'x35'
Spa 10'



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4435 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

WETLAND REGULATED ACTIVITY
IMPROVEMENT LOCATION SURVEY
PREPARED FOR

JOSEPH SCANNELL & CHRISTINE RAUCHLE
#1189 PROSPECT AVENUE
WEST HARTFORD, CONNECTICUT
SCALE 1"=20' APRIL 27, 2016

REGULATIONS FOR R-20 ZONE		ACCESSORY BUILDING	
ITEM	REQUIRED	EXISTING	REQUIRED
MIN. LOT AREA	20,000 S.F.	24,295 S.F.	
AVG. LOT WIDTH	110'	121.5'	
MIN. LOT DEPTH	140'	200'	
MIN. FRONT YARD	40'	47.8'	
MIN. SIDE YARD	15'	9.8'	5'
MIN. REAR YARD	40'	99.9'	5'
MAX. BLDG. HEIGHT	2.5 STY/30'	36'	1.5 STY/15'
MAX. COVERAGE	25%	12 %	

* PRE-EXISTING CONDITION

